

# 5451

E HARMONY ROAD, TIMNATH, CO 80547

UNIT 105 (WING STOP) INVESTMENT SALE



**\$1,266,667.00**

6% CAP Rate

**CBRE**

# executive summary

## THE OFFERING

The offering features a first generation retail building secured by a triple net (NNN) lease, providing investors with minimal landlord responsibilities and predictable cash flow. Unit 105 is leased to Wingstop, a nationally recognized fast casual restaurant brand, under a new 10 year lease commencing October 1, 2026 and expiring September 30, 2036. The asset is offered at a 6.00% cap rate and features a 10% rent increase in Year Six, providing embedded income growth during the lease term. This investment offers long term lease security, an attractive yield, and exposure to a well established national tenant occupying a modern retail space.

## TENANT OVERVIEW



Wingstop is a nationally recognized fast casual restaurant brand specializing in cooked to order chicken wings, tenders, and proprietary flavor offerings. The tenant operates within a large, established national franchise system, benefiting from strong brand recognition, a scalable operating model, and standardized store performance across markets. Wingstop's focused menu, efficient footprint, and heavy emphasis on off premise sales support consistent unit economics and predictable cash flow. The brand's reliance on digital ordering, delivery, and carryout drives repeat customer traffic and enhances sales resilience, positioning Wingstop as a durable, investment grade fast casual tenant.



# property description

## PROPERTY OVERVIEW

Property Overview -Wingstop is situated just off East Harmony Road, a major east-west arterial serving Northern Colorado and one of the region’s most heavily trafficked retail corridors. The surrounding area features a dense concentration of national retailers, daily needs uses, and destination shopping, including Walmart, Target, Costco, and other major national brands. The corridor benefits from strong daytime population, consistent traffic counts, and regional draw from Fort Collins, Loveland, and surrounding communities—supporting high volume quick service restaurant demand.

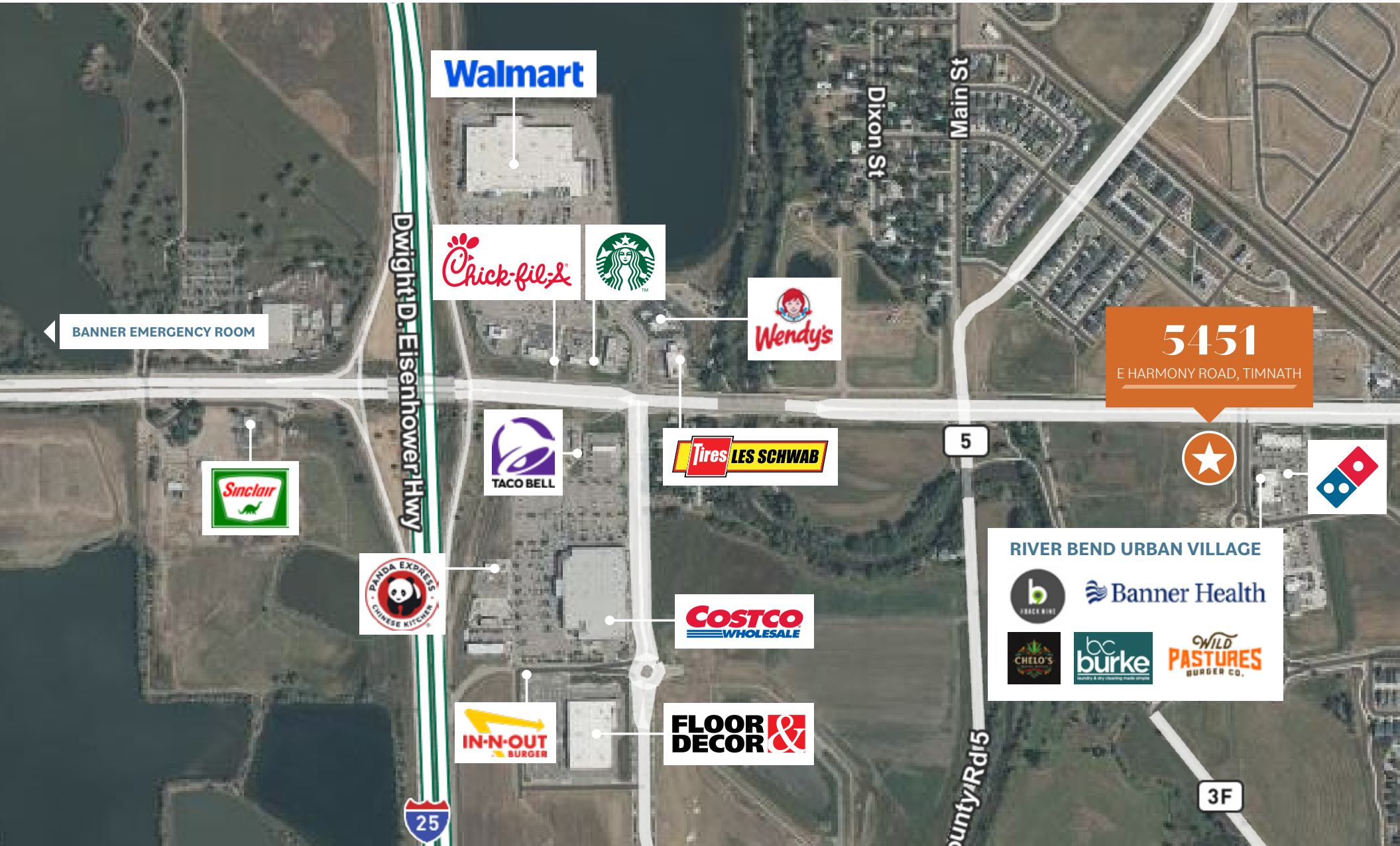
<b>ADDRESS</b>	5451 East Harmony Road, Unit 105 Timnath, CO 80547
<b>PRICE</b>	\$1,266,667.00 (\$666.67S/F)
<b>TENANT</b>	Wing Stop
<b>SQUARE FOOTAGE</b>	1,900 SF
<b>LOT SIZE</b>	N/A
<b>YEAR BUILT</b>	2024
<b>OCCUPANCY</b>	100%
<b>TERM</b>	10 Years (10/1/26 Lease ends 09/30 /2036)
<b>CURRENT RENT</b>	\$76,000 Y/R \$6,333.33 M/O
<b>CAP RATE</b>	6%
<b>ANNUAL RENT INCREASES</b>	10% in year 6
<b>RENEWAL OPTIONS</b>	Two 5-year options
<b>TOTAL NET LEASE</b>	Tenant Understands and agrees that this lease is a total net lease (a “net, net, net lease”), whereby tenant has the obligation to reimburse Landlord for a share of all costs and expenses.



## LEASE RENT SCHEDULE

TERM	ANNUAL FIXED RENT	ANNUAL INSTALLMENT	MONTHLY INSTALLMENT
Months 1–12	\$40.00 / PSF	\$76,000.00	\$6,333.33
Months 13–24	\$40.00 / PSF	\$76,000.00	\$6,333.33
Months 25–36	\$40.00 / PSF	\$76,000.00	\$6,333.33
Months 36–48	\$40.00 / PSF	\$76,000.00	\$6,333.33
Months 49–60	\$40.00 / PSF	\$76,000.00	\$6,333.33
Months 61–72	\$44.00 / PSF	\$83,600.00	\$6,966.66
Months 73–84	\$44.00 / PSF	\$83,600.00	\$6,966.66
Months 85–96	\$44.00 / PSF	\$83,600.00	\$6,966.66
Months 97–108	\$44.00 / PSF	\$83,600.00	\$6,966.66
Months 109–120	\$44.00 / PSF	\$83,600.00	\$6,966.66

# location overview



# market overview

TIMNATH, CO MSA Timnath, Colorado is a fast-growing town in southeastern Larimer County, ideally situated just minutes from Fort Collins with direct access to I-25, offering excellent regional connectivity. Originally founded in 1882 as an agricultural community, Timnath has evolved into a vibrant and scenic town known for its high quality of life and proximity to the Rocky Mountains. The town is experiencing a wave of thoughtful development, blending natural beauty with modern infrastructure and amenities. Its population has surged in recent years, attracting young families and professionals drawn to its balance of lifestyle, opportunity, and open space. With thousands of new homes planned and limited existing retail and dining options, Timnath presents a prime opportunity for commercial growth. This dynamic environment sets the stage for Riverbend Urban Village to become a central hub for commerce and community in Northern Colorado.

**98,563**  
POPULATION

**39.2**  
MEDIAN AGE

**\$153,490**  
AVG. HOUSEHOLD  
INCOME

**55,877**  
TOTAL  
WORKFORCE

**64.1%**  
OWNER  
OCCUPIED  
UNITS

**61.0%**  
POPULATION WITH  
A BACHELOR'S  
DEGREE OR HIGHER



# 5451

## E HARMONY ROAD TIMNATH

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### CONTACT US

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